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**FLORIDA LIMITED LIABILITY CO.
1209 BAYSHORE, LLC**

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**ARTICLES OF ORGANIZATION
OF
1209 BAYSHORE, LLC**

SECTION 1 INTRODUCTION AND PRELIMINARY STATEMENTS

The undersigned Authorized Representative desires to form a limited liability company under the Laws of the State of Florida by delivering these Articles of Organization to the Department of Corporations of the State of Florida, in accordance with Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes (the "Act").

SECTION 2 NAME

The name of the limited liability company is **1209 Bayshore, LLC**, a Florida limited liability company (*LLC*).

SECTION 3 EFFECTIVE DATE AND DURATION

The effective date of these Articles shall be September 8, 2022. The period of duration of the LLC shall be perpetual.

SECTION 4 LLC'S PURPOSE

The LLC shall have the power to conduct and undertake, any and all other business purposes, activities and actions authorized under the Act.

SECTION 5 LLC'S PRINCIPAL OFFICE AND MAILING ADDRESS

The address of the principal office and the mailing address of this LLC shall be 1209 Bayshore Blvd, Tampa, Florida 33606.

SECTION 6 REGISTERED AGENT AND REGISTERED OFFICE

The LLC's initial Registered Agent is **Michael R. Kangas, Esq.** and the LLC's initial registered office is located at 201 E. Kennedy Blvd, Suite 830, Tampa, Florida 33602. The LLC may change its registered office or its registered agent or both by filing with the Department of State of the State of Florida a statement complying with the Act.

SECTION 7 AUTHORIZED REPRESENTATIVE'S NAME AND ADDRESS

The Authorized Representative's name is **Michael R. Kangas, Esq.**, whose address is 201 E. Kennedy Blvd, Suite 830, Tampa, Florida 33602.

SECTION 8 MANAGEMENT THROUGH MANAGING MEMBER

All powers of the LLC shall be exercised by or under the authority of the managing member and, except as otherwise provided in the operating agreement of the LLC, if any ("Operating Agreement"), the business and affairs of the LLC shall be managed by or under the direction of the managing member(s). The initial managing member of the LLC shall be **Earl Chandler Tedder** ("Member" or "Managing Member"), whose mailing address is 1209 Bayshore Blvd, Tampa, Florida 33606.

SECTION 9 ADDITIONAL MEMBERS

The LLC has the right to admit additional managing member(s) to the LLC under the terms and conditions set forth under the LLC's Operating Agreement.

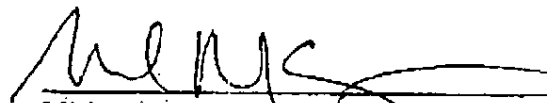
SECTION 10 OPERATING AGREEMENT AND AUTHORITY

The Managing Member of the LLC may adopt an operating agreement pertaining to the regulation, management, and other affairs of the LLC (previously defined as the "Operating Agreement"), provided that such Operating Agreement shall not be inconsistent with these Articles of Organization or with the laws of the State of Florida. The Operating Agreement may be amended, repealed or altered only in the manner now or hereafter prescribed therein, consistent with the laws of the State of Florida.

SECTION 11 ACKNOWLEDGMENT

The Member of the LLC, through his undersigned Authorized Representative, does hereby certify that the foregoing constitutes the proposed Articles of Organization of **1209 Bayshore, LLC**. The Articles of Organization may be amended from time to time by consent of the managing members holding a majority of the voting interests of the LLC, or otherwise in the manner now or hereafter prescribed in the LLC's Operating Agreement, consistent with the laws of the State of Florida.

IN WITNESS WHEREOF, the undersigned authorized representative has executed these Articles of Organization effective as of the 8th day of September, 2022.


Michael R. Kangas, Authorized
Representative

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TALLAHASSEE, FLORIDA

ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of **1209 Baysshore, LLC**, the undersigned accepts such an appointment, agrees to act in such capacity and is familiar with and accepts the obligations set forth in Section 605.0113, Florida Statutes.

Executed as of the 8th day of September, 2022.


Michael R. Kangas, Registered Agent

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